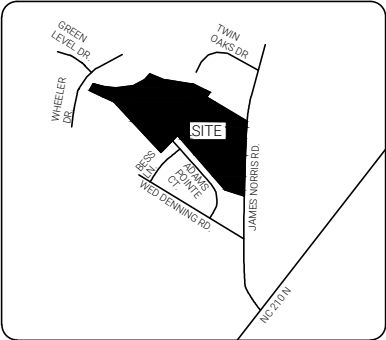


ADDRESS: 345 ADAMS POINTE COURT
MAP BOOK 2023, PG'S 248-249
AREA: 46,000 S.F. ~ 1.056 ACRES



VICINITY MAP - NTS

SITE DATA TABLE:	
ZONING:	RA-30
ZONING CONDITIONS:	RESIDENTIAL
OVERLAY DISTRICT:	SINGLE FAMILY
CURRENT USE:	VACANT

BUILDING SETBACKS:

FRONT	35'
SIDE	10'
CORNER	20'
REAR	25'
MAX BLDG HGT	35'

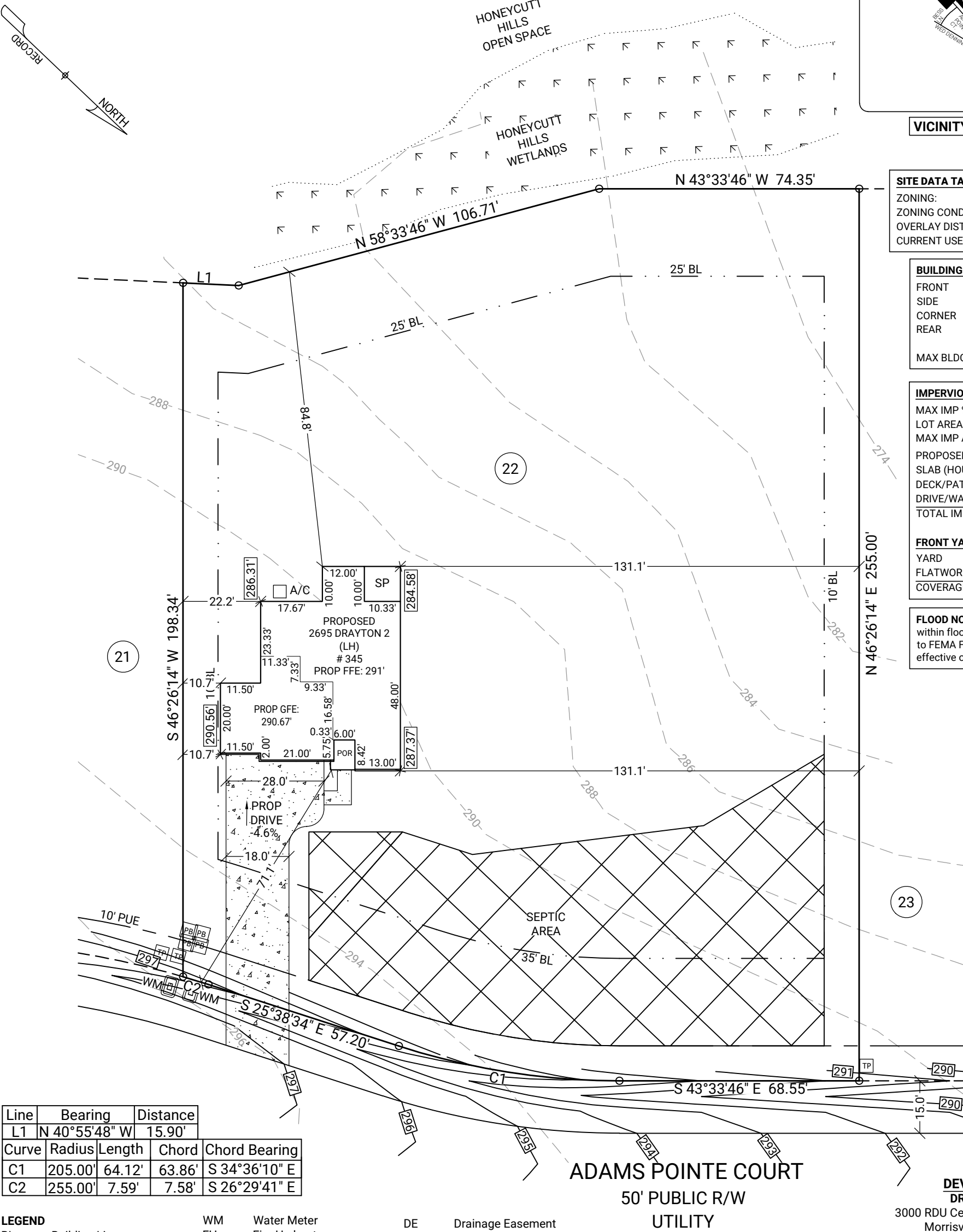
IMPERVIOUS CALCULATIONS:

MAX IMP %	36 %
LOT AREA	46,000 SF
MAX IMP AREA	16,560 SF
PROPOSED AREAS:	
SLAB (HOUSE/POR)	2,340 SF
DECK/PAT/AC	13 SF
DRIVE/WALK	1,773 SF
TOTAL IMP	4,126 SF

FRONT YARD COVERAGE:

YARD	24,126 SF
FLATWORK	1,773 SF
COVERAGE	7 %

FLOOD NOTE: This property lies within flood zone "X" according to FEMA FIRM#: 3720066200J, effective on 10/03/2006.



Line	Bearing	Distance		
L1	N 40°55'48" W	15.90'		
Curve	Radius	Length	Chord	Chord Bearing
C1	205.00'	64.12'	63.86'	S 34°36'10" E
C2	255.00'	7.59'	7.58'	S 26°29'41" E

LEGEND		WM	Water Meter	DE	Drainage Easement
BL	Building Line	FH	Fire Hydrant	MH	Manhole
PDE	Private Drainage Easement	SP	Screen Porch	PIN	Parcel Identification
FFE	Finished Floor Elevation	PUE	Public Utility Easement		Number
A/C	Air Conditioning	GBL	Garage Building Line	HGT	Height
CI	Curb Inlet	SSMH	Sanitary Sewer Manhole	AVG	Average
R/W	Right of Way	SP	Screened Porch	FY	Front Yard
POR	Porch	PROP	Proposed	IMP	Impervious
EP	Electric Pedestal	N/F	Now or Formerly	NTS	Not to Scale
PB	Phone Box	TBOX	Telephone Box	P.999	Proposed Grade
CO	Clean Out	CATV	Cable TV	999	Existing Grade
PD	Proposed Drive	GFE	Garage Floor Elevation		Front Grassed Area

DEVELOPER:

DRB Homes

3000 RDU Center Drive, Suite 202
Morrisville, NC 27560
Phone: 919-747-4970

HOUSE PLAN INFO (FOR CLIENT USE)

PLAN NAME: _____
STORIES: ____ FOUNDATION: SLAB CRAWL BSMT
FACADE: VINYL HARDY BRICK STONE OTHER
PLAN OPTIONS: _____
SLAB SF: ____ TOTAL SF: ____ MEAN HEIGHT: ____

GENERAL NOTES: No field work has been performed. This Map or Plat is subject to any additional easements or restrictions of record. Contact utility contractor for location prior to construction (if applicable). This plat is for exclusive use by client. Use by third parties is at their own risk. Dimensions from house to property lines should not be used to establish fences. City sidewalks, driveway approaches, and other improvements inside the city's right of way are provided for demonstration purposes only. consult the development plans for actual construction. This plat has been calculated for closure and is found to be accurate within one foot in 10,000+ feet.

SUB: Honeycutt Hills
LOT: 22
Angier, Harnett County, North Carolina

SITE PLAN FOR:

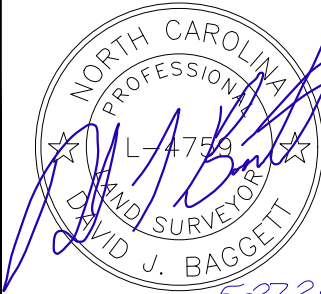
DRB DAN RYAN
DRB GROUP HOMES

PLAT DATE: 05/27/2025
20250506650 DRB_RAL FC: N/A



C+C BUILDING SOLUTIONS
A NORTH CAROLINA SUBSIDIARY OF CARTER + CLARK

Corporate Headquarters:
1735 North Brown Road, Suite 400
Lawrenceville, GA 30043
866.637.1048
FIRM LICENSE: F-1461



REVISION CHART

1	08/20/24	SITE PLAN
2	09/06/24	HOUSE PLAN CHANGE
3	09/11/24	FFE AND GFE UPDATED
4	09/13/24	UPDATED DRIVE
5	12/16/24	HOUSE MOVED
6	05/15/25	HOUSE MOVED
7	05/27/25	REMOVED TYP LOT DETAIL, DUPLICATE REVISION BOX, AND SECOND PAGE